

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, April 26, 2010, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

On February 22, 2010, the Board continued the following matter for hearing:

J & W ASSOCIATES: 155 Medway Street, Lots 150 & 167 on the Tax Assessor's Plat 15 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 425.2(A), 704.2(A), 705.1 and 705.3 in the proposed construction of a 5-space accessory parking area within the front yard. The applicant is requesting a dimensional variance and seeks relief from regulations governing the front yard paving restriction at Section 704.2(A), which limits front yard paving to 33 percent, the applicant proposes 63 percent (including the existing driveway), minimum size of parking spaces, and entrance & exit to parking spaces. The existing structure legally contains 12 dwelling

units. The lots in question together contain approximately 7,405 square feet of land area.

New Matters

The following matter is an Appeal from the Decision of the Director of the Department of Inspection and Standards pursuant to Section 902.1:

FRANCESCO M. SCOTTI (Appellant), as Declarant of the David J. Barry Condominium (a Land Only Condominium) and Owner of Unit 2 of said Condominium, with an address of 60 East Manning Street also known as Lot 591 on the Tax Assessor's Plat 14, located in a Residential R-3 Three-Family Zone, has filed an appeal pursuant to Sections 902.1, 304, and 1000 (definitions of Lot Depth and Lot Line, Rear), from the Decision of the Director of Inspection and Standards revoking a previously issued Building Permit for a foundation, and determining that a 25 foot minimum setback from the rear lot line applies to the subject property. This is an unusually shaped lot and the original calculations of the Chief of Structures and Zoning determined that the lot depth of the part of the lot in question was 53.25 feet, thus requiring a rear yard setback of 13.3 feet, with which the existing foundation is in compliance. Subsequently, the Director determined that the lot width of this part of the lot is 172 feet, thus requiring a rear yard setback of 25 feet. The Appellant asserts that the original interpretation of Lot Depth was correct, the two-family

use is permitted as of right in the R-3 Zone and no variances would be necessary. The lot in question contains approximately 11,252 square feet of land area.

FRANCESCO M. SCOTTI, as Declarant of the David J. Barry Condominium (a Land Only Condominium) and Owner of Unit 2 of said Condominium, with an address of 60 East Manning Street also known as Lot 591 on the Tax Assessor's Plat 14, located in a Residential R-3 Three-Family Zone, seeks a dimensional variance pursuant to Section 304 for permission to add a 3,000 square foot addition to an existing single-family dwelling thereby creating a two-family dwelling. Relief is sought from the rear yard setback whereby part of the new addition would be within 13.4 feet of the rear lot line and 25 feet is required. The two-family use is permitted as of right in the R-3 Zone and no other variances are being sought. The lot in question contains approximately 11,252 square feet of land area.

LHB ASSOCIATES, LLC/LORRAINE H. BOUDREAU: 1067 Elmwood Avenue (corner Depew St.) Lot 118 on the Tax Assessor's Plat 88 located in a Residential R-2 Two-Family Zone; to be relieved from Section 303-use codes 45 & 59 in the proposed change in the use of the property from a gasoline service station to a tire service station. The applicant seeks a use variance; whereby, the proposed use of the property is not permitted within an R-2 district. The lot in question contains approximately 10,800 square feet of land area.

7:00 P.M.

ASHWANI KUMAR AND NEETA MADAN: 228-230 Wickenden Street (Tax Map 16, Lot 472) located in a General Commercial C-2 Zone and 61 Sheldon Street (Tax Map 16, Lot 487) located in a Residential R-2 Two-Family Zone and the College Hill Historic District. The applicant seeks a special use permit pursuant to Sections 707 and 707.1 in the proposed reduction of the parking spaces for the existing 30 seat restaurant located at 228-230 Wickenden St. from 8 parking spaces to zero spaces; whereby, the property at 61 Sheldon Street, which currently supports the parking requirement for the restaurant is proposed to be developed for residential use by the construction of a new 24' x 40' single-family dwelling, which requires relief from the front yard setback requirement at Section 304, a dimensional variance. The applicant proposes to increase the seating capacity of the restaurant to 43 seats, which requires 11 parking spaces for the restaurant and 2 parking spaces for the existing 2 dwelling units totaling a shortfall of 13 parking spaces. Lot 472 contains approximately 2,238 square feet of land area and Lot 487 contains 2,515 square feet of land.

CITY OF PROVIDENCE, DEPARTMENT OF PARKS, OWNER OF LOT 195 AND ADAM EDELSBERG & BRENDA A. SHANNON, OWNERS OF LOT 196: 166 Pratt Street (Lot 195) and 162 Pratt Street (Lot 196) on the Tax Assessor's Plat 10, Lot 196 being located within a Residential

R-2 Two-Family Zone and Lot 195 (part of Prospect Park) being located in an Open Space OS Zone and both lots being located within the College Hill Historic District. The applicants are seeking a special use permit pursuant to Section 707.2 - Shared Parking, in order to develop 2 parking spaces (431 square feet of land area) on Lot 195 to provide off-street overnight parking for Lot 196. The proposed parking area would also provide daytime parking for Park's vehicles servicing the existing park. Lot 196 consists of approximately 5,758 square feet of land area supporting an existing two-family structure, and Lot 195 contains approximately 5,490 square feet of land area.

239-241 Oakland, LLC: 86-88 Eaton Street, Lot 280 on the Tax Assessor's Plat 120 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304, 304.1 and relief from the definition of "Household - Subsection (b)" in the proposed construction of a full third floor addition 27' x 48' to the existing two-family dwelling. The applicant seeks dimensional variances from regulations governing the definition of "Household" and the height restriction; whereby, the height restriction in the R-2 district is 30 feet and the proposed addition would be constructed at the height of 38 feet (measured from average grade to the proposed peak height). Further, the applicant seeks to provide housing for more than 3 unrelated people per household. The lot in question contains approximately 5,490 square feet of land area.

JUSTIN B. SAVAGE: 96 Arnold Street, Lot 206 on the Tax Assessor's Plat 17 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 202.4 and 304 in the proposed construction of a full second level to enlarge the livable space of the existing single-family structure. The applicant is requesting a dimensional variance and seeks relief from regulations governing the addition and enlargement of a structure nonconforming by dimension and the front, side and rear yard setback requirements. The lot in question contains approximately 4,000 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, APRIL 26, 2010.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, ABRIL 26, 2010.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**

YEAR 2010

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY HALL

25 DORRANCE STREET

PROVIDENCE, RHODE ISLAND

Monday, January 11 and Monday January 25, 2010 at 5:30 P.M.

Monday, February 22, 2010 at 5:30 P.M.

Monday, March 8 and Monday, March 22, 2010 at 5:30 P.M.

Monday, April 26, 2010 at 5:30 P.M.

Monday, May 10, 2010 at 5:30 P.M.

Monday, June 28, 2010 at 5:30 P.M.

Monday, July 26, 2010 at 5:30 P.M.

Monday, August 23, 2010 at 5:30 P.M.

Monday, September 27, 2010 at 5:30 P.M.

Monday, October 25, 2010 at 5:30 P.M.

Monday, November 22, 2010 at 5:30 P.M.

Monday, December 27, 2010 at 5:30 P.M.

Any change in dates will be noticed in writing and/or e-mailed to the

**Office of the Providence City Clerk and the Office of the Rhode Island
Secretary of State.**

**Meetings may be continued from day to day and time to time at the
discretion of the Zoning Board of Review.**

Peter D. Carnevale

Secretary

(401) 421-7740, ext. 376